



STATE OF CONNECTICUT

OFFICE OF POLICY AND MANAGEMENT INTERGOVERNMENTAL POLICY DIVISION

June 10, 2008

Members of the Continuing Legislative Committee on
State Planning and Development:

The Honorable Eric D. Coleman
The Honorable Art Feltman
The Honorable Jonathan A. Harris
The Honorable Leonard Fasano
The Honorable Craig A. Miner
The Honorable Joseph J. Crisco, Jr.
The Honorable Antonio (Tony) Guerrero
The Honorable Jack Malone
The Honorable Richard Roy

Dear Senators and Representatives:

In accordance with Section 16a-32(b) of the Connecticut General Statutes and Section 16a-32-5 of the Regulations of Connecticut State Agencies, the Office of Policy and Management (OPM) hereby submits its Findings and Recommendations regarding an interim change request for a 54 acre parcel in the southwestern portion of Manchester known as 260, 262, 274, 330, and 334 Bush Hill Road. The application is for a change from a "Rural" to a "Growth" designation on the Locational Guide Map of the *Conservation and Development Policies Plan for Connecticut 2005-2010*.

Members of the Continuing Committee were provided with a copy of the application on April 23, 2008. In accordance with RCSA Section 16a-32-6, the Continuing Committee has thirty (30) days from receipt of OPM's recommendation to act on the proposed interim change application. My staff and I are available to meet with you at your convenience during this period, if you should have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "W. David LeVasseur".

W. David LeVasseur, Undersecretary
Intergovernmental Policy Division

Attachments

Cc: Joseph Camposeo, Manchester Town Clerk
Senator Mary Ann Handley, 4th Senate District
Bill Hogan, DEP
Josh M. Howroyd, Mayor
Mark Pellegrini, Dir. of Planning & Econ. Dev.

Stephen T. Penny, Attorney
Scott Shanley, General Manager
Rep. Christopher Stone, 9th House District
David Wichman, Chair, Planning and Zoning Comm.
Lyle Wray, Capitol Region Council of Governments

Findings and Recommendations on the Application of Steven and Linda Botti. June 9, 2008

Request for an Interim Change to the Locational Guide Map Conservation and Development Policies Plan for Connecticut, 2005-2010

In accordance with Section 16a-32(b) of the Connecticut General Statutes and Sections 16a-32-1-6 of the Regulations of Connecticut State Agencies, Steven and Linda Botti request an interim change to the Locational Guide Map of the State's Conservation and Development Policies Plan (C&D Plan).

The request is for a change to the C&D Plan designation for a 54 acre parcel in the southwestern portion of Manchester known as 260, 262, 274, 330, and 334 Bush Hill Road from "Rural" to "Growth" (see attached map).

Background

The request is tied to Mr. and Mrs. Botti's desire to develop, along with their partner, Bush Hill, LLC., a clustered, age-restricted sub-division containing 69 single-family detached residences. The proposed development provides approximately 30 acres of open space, much of which would be adjacent to a 14 acre land trust parcel immediately west of the property. The proposed development also includes the preservation of an existing cider mill and an orchard.

In order to provide sanitary sewer service to the development, the applicant entered into negotiations with the Glastonbury Water Pollution Control Authority. This authority has agreed to allow this development to hook into its system, contingent upon the applicant obtaining a written statement from the State of Connecticut that the project is within an area that is consistent with the State C&D Plan for the introduction of public sanitary sewers. As part of this agreement, no further Manchester connections shall be allowed to the Glastonbury sewer system.

It is proposed that the MDC will supply water to the development.

The developer's proposal has not yet been through the Town Planning and Zoning Commission. However, given the Glastonbury's WPCA requirement that the Statewide C&D map be changed before sewer access is granted, the proposal as currently planned cannot go before P&Z without a change to the Statewide Locational Guide Map.

Although the site does contain approximately 15 acres of prime agricultural soils, the proposed site plan leaves most of such soils undeveloped, impacting less than three acres.

On June 4th, 2008, a public hearing was held to solicit public comment on the application. Besides the applicant, his attorney, and the Town Planner, three people spoke. All three lived in the immediate vicinity of the site and spoke in favor of granting the application.

Recommendation

OPM staff consulted Manchester's Plan of Conservation and Development (last revised in 2005) regarding development in this area. Although there is no specific reference to this site, the Town Plan suggests certain development goals for this portion of Town (referred to in the Town Plan as

In addition, it is also the Town's stated goal to, ***"Support extension of the water system in the southwest quadrant (emphasis added) necessary to meet water systems hydraulic demands, to provide future water service to customers currently on private wells, and to afford the opportunity to provide water to or for the acquisition of a small private water utility whose service area is immediately adjacent to this extension"***.

Inferring from the Town Plan that this area is indeed programmed for development supported by water and sewer, and noting that the site is bordered to the west and south by development areas, that agricultural soils (including the orchard) will remain primarily untouched, and that the Glastonbury WPCA will not allow further sewer extensions into this area, **OPM recommends that the Continuing Committee approve the applicant's request to change the sites' C&D designation from "Rural" to "Growth."**

